152.0	0004	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	810,000	/	810,000
USE VALUE:	810,000	/	810,000
ASSESSED:	810,000	/	810,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASSETT JAMES & PATRICIA
Owner 2:	
Owner 3:	
Street 1:	57 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,004 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Vinyl Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5004.000	353,900		456,100	810,000
Total Card	0.115	353,900		456,100	810,000
Total Parcel	0.115	353,900		456,100	810,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.11 | /Parcel: 495.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
100688			05/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0004-0003.B

!11907!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,000	0	5,004.	456,100	810,100	810,100	Year End Roll	12/18/2019
2019	101	FV	294,500	0	5,004.	427,600	722,100	722,100	Year End Roll	1/3/2019
2018	101	FV	294,500	0	5,004.	353,500	648,000	648,000	Year End Roll	12/20/2017
2017	101	FV	294,500	0	5,004.	325,000	619,500	619,500	Year End Roll	1/3/2017
2016	101	FV	294,500	0	5,004.	296,500	591,000	591,000	Year End	1/4/2016
2015	101	FV	262,100	0	5,004.	290,800	552,900	552,900	Year End Roll	12/11/2014
2014	101	FV	262,100	0	5,004.	270,200	532,300	532,300	Year End Roll	12/16/2013
2013	101	FV	262,100	0	5,004.	257,100	519,200	519,200		12/13/2012

PRINT

Date	Time
12/11/20	02:02:14

LAST REV

Date	Time
05/30/18	08:58:59
ekelly	

USER DEFINED

Prior Id # 1:	100688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11907

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13567-149		10/1/1978		62,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2008	1327	Manual	8,800					reshingle main roo
4/18/1995	230		30,000					8X14 ADD/KIT REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	Meas/Inspect	BS	Barbara S
11/8/2008	Meas/Inspect	201	PATRIOT
1/7/2000	Inspected	263	PATRIOT
11/22/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5004		Sq. Ft.	Site		0	80.	1.14	9									456,097						456,100	

Total AC/HA:	0.11488	Total SF/SM:	5004	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	456,097	Spl Credit		Total:	456,100

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29180932
Const Adj.:	0.98892087
Adj $ / SQ:	159.687
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434779
Depreciation:	80869
Depreciated Total:	353910

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

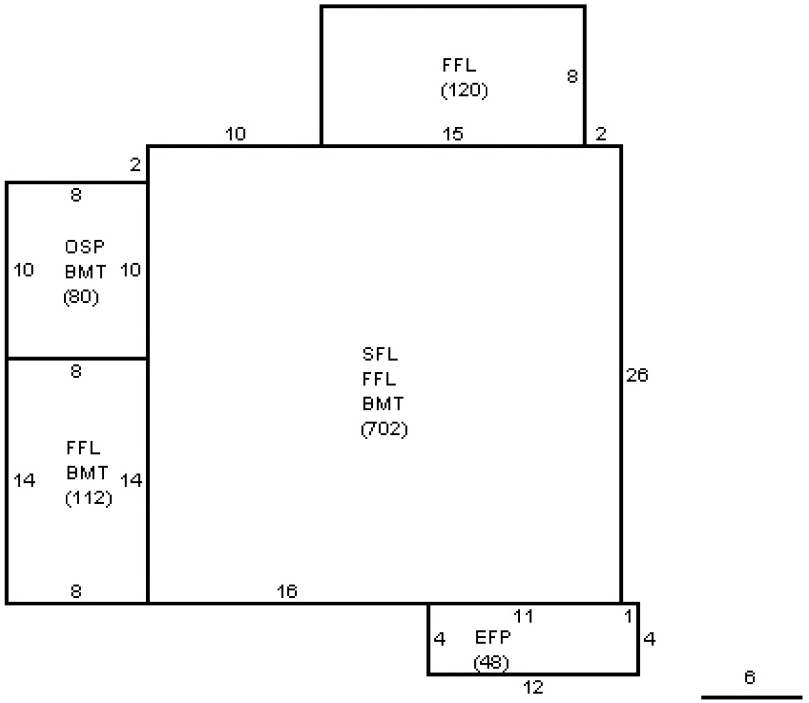
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.66
Special Features:	0	Val/Su Net:	133.15
Final Total:	353900	Val/Su SzAd	216.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	934	159.690	149,148
BMT	Basement	894	47.910	42,828
SFL	Second Floor	702	159.690	112,100
OSP	Screen Porch	80	40.390	3,231
EFP	Enclos Porch	48	71.800	3,446

Net Sketched Area:	2,658			Total:	310,753
Size Ad	1636	Gross Are	2658	FinArea	1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0004-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	